



We are pleased to offer for sale a three bedroom semi detached house located in the sought after Hartburn area of Stockton. On a good sized corner plot at the head of the cul de sac with the benefit of a south facing rear garden and excellent off street parking and carport. The property offers spacious family sized accommodation in need of modernisation and improvement which is reflected in the competitive asking price.

Hartley Grove is located in a residential area off Darlington Road within walking distance of Hartburn Village and close to local shops on Harper Terrace. Excellent schools for all age groups are easily accessible and regular bus services are available to the town centre. An excellent network of roads including the A66 and A19 provide easy access to the surrounding residential and commercial areas.

Hartley Grove, Hartburn, Stockton-On-Tees, TS18 5DF

3 Bed - House - Semi-Detached

Chain Free £165,000

EPC Rating: D

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Harlsey Grove, Stockton-On-Tees, TS18 5DF

With the benefit of gas central heating and double glazing the accommodation briefly comprises. Spacious Entrance Hall with staircase to the first floor, Lounge with period style tiled fireplace, Dining Room with bay window, Kitchen/ Breakfast Room, Landing, three good sized Bedrooms, fully tiled Bathroom/ wc with white suite and separate fully tiled Wc.

Large front garden enclosed by a brick wall and timber fencing with access gates to the front. Long concrete drive providing excellent off street parking and leading to an attached carport. South facing rear garden enclosed by timber fencing. Laid to lawn with established shrubs, water tap and timber garden shed.

Offered for sale with the benefit of no onward chain and viewing is highly recommended

Hallway

8'6 x 7'10 (2.59m x 2.39m)

Lounge

14'10 x 9'10 increasing to 11'10 (4.52m x 3.00m increasing to 3.61m)

Dining Room

10'10 x 10'6 (3.30m x 3.20m)

Kitchen/ Breakfast Room

12'0 v 10'0 (3.66m v 3.05m)

Landing

Bedroom 1

11'10 x 12'0 increasing to 14'0 (3.61m x 3.66m increasing to 4.27m)

Bedroom 2

11'0 x 8'6 (3.35m x 2.59m)

Bedroom 3

11'10 7'0 (3.61m 2.13m)

Bathroom

7'0 x 5'4 (2.13m x 1.63m)

Seperate WC

3'10 x 2'10 (1.17m x 0.86m)



Harlsey Grove
Approximate Gross Internal Area
984 sq ft - 91 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
		65	80
		EU Directive 2002/91/EC	

21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk



SMITH & FRIENDS
ESTATE AGENTS